

Tooele City Council Business Meeting Minutes

Date: Wednesday, January 18, 2023

Time: 7:00 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

City Council Members Present:

Ed Hansen
Justin Brady
Maresa Manzione
Tony Graf
Dave McCall

City Employees Present:

Mayor Debbie Winn
Jim Bolser, Community Development Director
Adrian Day, Police Department Chief
Roger Baker, City Attorney
Shannon Wimmer, Finance Director
Michelle Pitt, City Recorder
Holly Potter, Deputy City Recorder
Jamie Grandpre, Public Works Director
Darwin Cook, Parks and Recreation Director
Jared Stewart, Economic Development Director

Minutes prepared by Katherin Yei

Chairman Brady called the meeting to order at 7:00 p.m.

1. Pledge of Allegiance

The Pledge of Allegiance was led by Jamie Grandpre.

2. Roll Call

Tony Graf, Present
Ed Hansen, Present
Justin Brady, Present
Maresa Manzione, Present
Dave McCall, Present

3. Public Comment Period

Garrick Hunisman shared his appreciation of the City Council, staff, and Planning Commission.

4. Public Hearing & Motion on Ordinance 2023-02 An Ordinance of the Tooele City Council Vacating a Dedicated Public Utility Easement on Lot 521 of the Settlement Pointe Subdivision, Phase 5

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented an ordinance to vacate a dedicated public utility easement. The applicant has received a sign off from all required utilities stating they have no current or future needs of the easement. The site is a residential site, north of 900 South on lot 521 of the Settlement Pointe Subdivision. They are wanting to put in an accessory structure.

The public hearing was open. No one came forward. The public hearing was closed.

Mr. Baker addressed the Council. While this is a legislative matter, the state statute does require the Council to make a finding that the easement vacation won't harm or cause damage to the public or any private person.

Council Member Manzione motioned to approve Ordinance 2023-02 An Ordinance of the Tooele City Council Vacating a Dedicated Public Utility Easement on Lot 521 of the Settlement Pointe Subdivision. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

5. Public Hearing & Motion on Ordinance 2023-06 An Ordinance of Tooele City Reassigning the Zoning for Approximately 0.85 Acres of Property Located at the North West Corner of the Intersection of 2200 North and Berra Boulevard From RR-5 Residential to R1-8 Residential

Presented by Jim Bolser, Community Development Director

Mr. Bolser presented a Zoning Map Amendment for the northwest corner of 2200 North and Berra Boulevard. The zoning is currently RR-5. The request is to rezone to R1-8. The applicant would like to build a seminary building near the new high school. In the RR-5 zone, there are large setbacks that would be excess for the intended use; whereas the R1-8 zone setbacks would be more reasonable. The Planning Commission has forwarded a unanimous positive recommendation.

The public hearing was open. No one came forward. The public hearing was closed.

Council Member Graf motioned to approve Ordinance 2023-06 An Ordinance of Tooele City Reassigning the Zoning for Approximately 0.85 Acres of Property Located at the North West Corner of the Intersection of 2200 North and Berra Boulevard From RR-5 Residential to R1-8 Residential. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

6. Resolution 2023-06 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointments of Melodi Gochis and Doug Newell to the Planning Commission

Presented by Debbie Winn, Mayor

Mayor Winn presented the appointment of Melodi Gochis and Doug Newell as members to the Planning Commission.

Council Member Manzione motioned to approve Resolution 2023-06 A Resolution of the Tooele City Council Acknowledging the Mayor's Appointments of Melodi Gochis and Doug Newell to the Planning Commission. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

7. Resolution 2023-04 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for NAPA Auto Parts Development

Presented by Jared Stewart, Economic Development Director

Mr. Stewart presented a fee-in-lieu of water rights conveyance for NAPA Auto Parts. They are requesting 1.6 acre-feet. They have a projected \$2.5 million capital investment, 5 new jobs, and will produce taxable sales.

Council Member McCall motioned to approve Resolution 2023-04 A Resolution of the Tooele City Council Authorizing Payment of a Fee-in-Lieu of Water Rights Conveyance for NAPA Auto Parts Development. Council Member Hansen seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

8. Resolution 2023-05 A Resolution of the Tooele City Council Authorizing the Execution of Lease Documents for Leasing a Parks and Recreation Backhoe

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented a lease for the Parks and Recreation backhoe. A part of the three-year budget, was to upgrade the backhoe at the cemetery. Due to other items and projects taking place, they have not been able to purchase a new one. The current backhoe is not in proper working condition. The JCB backhoe is being held for the City in Salt Lake. They are recommending a 5-year lease with a payment of \$21,865. The funding will come from a project for irrigation in the cemetery budget and remaining funds from a payed off equipment at the golf-course. In the sixth year, there will be a buy out option to purchase the backhoe.

Council Member Graf motioned to approve Resolution 2023-05 A Resolution of the Tooele City Council Authorizing the Execution of Lease Documents for Leasing a Parks and Recreation Backhoe. Council Member Manzione seconded the motion. The vote was as

follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

9. Resolution 2023-07 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for the Dow James and Youth Center Buildings

Presented by Darwin Cook, Parks & Recreation Director

Mr. Cook presented updated and new fees for Dow James and the Youth Center.

The updated Health and Recreation fee is \$10. Key deposit will stay on the fee schedule as is. Staff is working on adding keyless entry.

The Council asked the following questions:

Are the majority of rentals done from the community?

If the Youth Center name is changed, will the fees remain the same?

Mr. Cook addressed the Council. The majority of requests are from sports groups within Tooele County.

Mayor Winn addressed the Council. By changing the name, they would like the community to know they are welcome to use it.

Council Member Hansen motioned to approve Resolution 2023-07 A Resolution of the Tooele City Council Amending the Tooele City Fee Schedule for the Dow James and Youth Center Buildings. Council Member McCall seconded the motion. The vote was as follows:

Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

10. Invoices & Purchase Orders

Ms. Pitt presented the following invoices:

Mountainland Supply Co. for 204, $\frac{3}{4}$ " water meter in the amount of \$31,302.63.

Dell Marketing LP for Dell ME5024 Storage Device in the amount of \$31,653.48.

Council Member McCall motioned to approve the invoices. Council Member Graf seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf, "Aye," Council Member Brady, "Aye," Council Member Manzione, "Aye," Council Member McCall, "Aye." The motion passed.

11. Minutes

There are no changes to the minutes.

Council Member Graf motioned to approve Minutes. Council Member McCall seconded the motion. The vote was as follows: Council Member Hansen, "Aye," Council Member Graf,

“Aye,” Council Member Brady, “Aye,” Council Member Manzione, “Aye,” Council Member McCall, “Aye.” The motion passed.

12. Adjourn

Chairman Brady adjourned the meeting at 7:36pm.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 1 day of February, 2023

Justin Brady
Justin Brady, City Council Chair



Public Comment Record Sheet

Date: 01/18/23

Name _____

City of Residence

Geirrick L. Hunsman	Toocke
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